148.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,300 /	905,300
					USE VALUE:	905,300 /	905,300
					ASSESSED:	905,300 /	905,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPALIMBERIS GEORGE T& ANNA
Owner 2:	TRS/PAPALIMERIS 1 NOMINEE TRUS
Owner 3:	
Street 1:	18 SAINT THOMASMORE DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	PAPALIMBERIS GEORGE T--ETAL -
Owner 2:	PAPALIMBERIS ANNA -
Street 1:	116 JOHNSON ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Brick Veneer Exterior and 3125 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5155.000	503,000		402,300	905,300
Total Card	0.118	503,000		402,300	905,300
Total Parcel	0.118	503,000		402,300	905,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.67 | /Parcel: 289.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97406

GIS Ref

GIS Ref

Insp Date 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0004-0005.0

!11570!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	503,000	0	5,155.	402,300	905,300	905,300	Year End Roll	12/18/2019
2019	104	FV	387,200	0	5,155.	402,300	789,500	789,500	Year End Roll	1/3/2019
2018	104	FV	387,200	0	5,155.	356,300	743,500	743,500	Year End Roll	12/20/2017
2017	104	FV	362,500	0	5,155.	298,800	661,300	661,300	Year End Roll	1/3/2017
2016	104	FV	362,500	0	5,155.	298,800	661,300	661,300	Year End	1/4/2016
2015	104	FV	321,800	0	5,155.	258,600	580,400	580,400	Year End Roll	12/11/2014
2014	104	FV	321,800	0	5,155.	250,000	571,800	571,800	Year End Roll	12/16/2013
2013	104	FV	335,300	0	5,155.	237,900	573,200	573,200		12/13/2012

PRINT

Date	Time
12/11/20	01:43:33

LAST REV

Date	Time
03/27/18	10:16:52
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11570

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPALIMBERIS GE	62011-410		6/19/2013	Convenience	1	No	No		
	21078-458		4/1/1991		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	97406
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Measured	372	PATRIOT
3/7/2000	Inspected	264	PATRIOT
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5155		Sq. Ft.	Site		0	70.	1.11	8									402,254						402,300	

Total AC/HA: 0.11834 | Total SF/SM: 5155 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 402,254 | Spl Credit | Total: 402,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02796972
Const Adj.:	1.00940204
Adj $ / SQ:	176.398
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683482
Depreciation:	180439
Depreciated Total:	503043

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

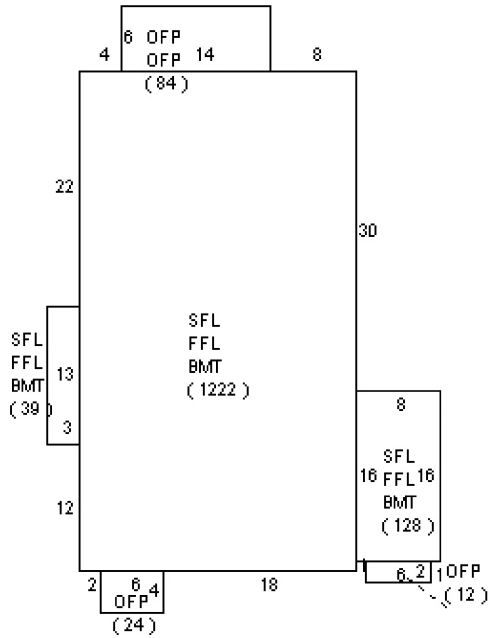
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.40
Special Features:	0	Val/Su Net:	115.08
Final Total:	503000	Val/Su SzAd	181.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,389	57.150	79,385
FFL	First Floor	1,389	176.400	245,017
SFL	Second Floor	1,389	176.400	245,017
OFP	Open Porch	204	24.820	5,063

Net Sketched Area:	4,371	Total:	574,482

Size Ad	2778	Gross Are	4371	FinArea	3125

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	